

# HOME-OWNING IS PARAMOUNT DUTY

## CALIFORNIAN URGES BUYING OF HOMES

William A. MacRae, of the Bank of California, expressed his approval of the national "Own Your Own Home" campaign during the real estate convention last week. Mr. MacRae said: "Whether the home is a cottage or a palace, it equally shelters and enshrines the sacred love and devoted affection of all that is best and worthiest in our common humanity. Why should every married man own his home?"

"First, to give his wife a chance to make a home, which is the natural desire of the normal woman, who, in the cramped quarters of the boarding house or apartment, lacks sufficient breathing space. Second, to supply his family with an environment where paternal love and devotion may have ample room and the privacy so essential to enable parents to train their children by setting before them their plastic stage an example worth while."

"From the national standpoint it is most desirable that every citizen should own his home. The proper education of the child needs the sanctity of the home and the future of our country depends upon the average citizen doing his or her duty to train up a child in the way he should go, and when he is old he will not depart from it."

"Building and loan associations should be formed in all cities where they do not already exist, as they are so useful in assisting men to acquire a home through the monthly installment plan."

## MANY HOMES SOLD BY BOSS & PHELPS

Col. Charles F. Caffery purchased the home at 3 Hesketh street, Chevy Chase, Md., from Major George W. Knowlton, Jr. The sale was made last week through the real estate firm of Boss & Phelps. The house is a two-story high and contains nine rooms. It is completely detached and built on a large lot with garage in rear.

Annie B. Spates sold her home at 1601 East Capitol street last week to Jennie T. Heritage. The house contains six rooms and bath, is located on the corner, and is completely furnished with all modern improvements. This house was built several years ago by Harry S. Kite.

Thomas F. Evers purchased the home at 1907 Park road from John A. Robinson. This house contains six rooms and bath, electric lights, front and rear porches and hot-water heat. It was built several years ago by D. J. Dunagan. The sale was made by Boss & Phelps in connection with Randall H. Hagner Company.

A home in Princeton Heights, located at 758 Quebec street, was sold by Boss & Phelps for John W. Nesbitt to Minnie D. Platt. Dr. E. A. Eckhard bought the house at 3429 Porter street, in Richmond Park, from Cora H. Knox.

A bungalow located at 20 West Irving street, Chevy Chase, Md., was sold for Franklin H. Smith to John H. Small. The bungalow is located on a lot 60 by 130 feet. A Brookland home at 1242 Girard street northeast, owned by Edgar F. Nelson, was bought by J. G. Pulliam. The house is detached and contains six rooms and bath and all modern improvements.

Saving is not a dull duty. It is a ticket to the land of prosperity. Buy U. S. S.

## REALTOR MOVES TO GROUND FLOOR



L. G. Schroeder leases present home of Home Savings Bank at 714 Fourteenth street, for real estate office.

## BIG STRIDES MADE BY ENGLISH LABOR

LONDON, June 28.—England's labor crisis passed—for the present, at least—with the adoption by the industrial congress of the joint committee's report recommending an eight-hour working day, a minimum wage, and a permanent industrial council to settle wage disputes.

This, according to views in well-informed labor circles, is the significance of what took place under a cloud of tobacco smoke in the famous Central Hall, Westminster, a few hundred yards from the House of Parliament. In the conference sat nearly 800 delegates representing practically all the large employing interests of Great Britain and about seven million workers.

While the labor situation may be far from being completely adjusted, it is generally accepted that immediate danger of a national upheaval, which seemed near the last few weeks, has been removed.

Labor, by arbitration, has won as much and in many instances more than it could have hoped to win by a nation-wide strike, which would have provided an opportunity for Bolshevism. And, having won, labor is now ready to "carry on" and give the government and capital a chance to put into execution the things they have promised.

The burden of proof has been shifted. A few weeks ago labor held the center of the picture and all England was asking: "What will labor do? Will it stop all industry by calling a general strike?" Now it is the government and the employers who are drawing the eyes and the questions. How thoroughly the government will carry through the program to which its arbiters have committed it.

In a few weeks English labor covered an arc in the cycle of industrial development which even in the most progressive of countries has hitherto been completed only after years of intense labor struggles.

It is certain that the recommendations made unanimously by the joint committee of employees and employers will, if completely carried out, represent a greater advance toward the things unions have been fighting for than has been possible in many decades previous. In one lump English labor has won more than it has gained since it first organized.

## L. G. SCHROEDER TO MOVE OFFICES

L. G. Schroeder, who now conducts a real estate office in the District National Bank building, has leased the ground floor location at present occupied by the Home Savings Bank at 714 Fourteenth street, and will move his offices to the new location about July 1.

Mr. Schroeder's business sometime ago outgrew his present quarters, necessitating the securing of more room. The Fourteenth street location is ideal for a real estate office, it adjoins the Union Savings Bank and is close to the recognized real estate district.

Extensive improvements are contemplated in the new room by Mr. Schroeder. When completed, he has approximately ten salesmen and several office clerks in his employ. He features Chevy Chase property, but his business is general in character, embracing properties in all sections of the city.

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## M'PHERSON SQUARE PROPERTY BOOMING

Considerable activity in real estate in the vicinity of McPherson square, is reflected in the large number of recent sales in this section. Leading the list of sales was the transfer of the property at 1523 I street, adjoining the University Club. The property was sold for \$7,500 more than it had been bought for two months ago.

This property was sold by George S. Reese for \$27,500 to a firm which is to conduct a restaurant there. Mr. Reese purchased the property in April for \$20,000 from the University Club. The lot has a frontage of 16 feet 8 inches by a depth of about 100 feet. The sale was made by James J. Lampton Company in connection with J. Edward Lewis.

It is reported that the property adjoining at 1525 L street was sought by a purchaser this week who made an offer of \$25,000 for it. The offer was refused.

Allan E. Walker sold the business property at 322 Connecticut avenue for \$37,500. The lot is 29 by 100 feet and the annual rental is \$3,600. It was purchased by E. J. McQuade as an investment. The sale was made by John J. Lampton Company in connection with Frank Thyson and Weaver Bros.

H. W. Van Selden, a local investor, purchased through James J. Lampton Company the property at 1337 Connecticut avenue for a price around \$50,000. The property was sold by Judge Seymour. The house has eighteen rooms and three baths. It is of three stories, basement, and attic. The lot of 45-foot front. The sale was made in conjunction with C. W. Simpson Company, Inc.

Building lots containing 31,000 square feet in the section of South Capitol, First, G and H streets southwest, were sold this week through James J. Lampton Company to Harry G. Laycock for \$11,000. It is reported it is the intention of the purchaser to erect small homes on the sites. The property was sold for Allan E. Walker.

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Don't save for a "rainy day." Save, and there will be no "rainy days." Buy U. S. S.

## EXPECT U. S. TO BEGIN BUILDING

Although it is ten years since the United States Government has approved the designs for new buildings for the Departments of State, Justice and Labor and Commerce, no steps toward the erection of these buildings have been taken yet. They were planned to meet an urgent need in the National Capital. The need for them has increased greatly in the interval.

The Government is asking private builders to show their patriotism and get busy and build. The delay which has marked Government construction and the apathy which seems still to surround Federal building projects have aroused the suspicion of the contractor, the architect and the public too.

They are asking what is the reason? If it is too costly for the Government to build, why should private enterprise undertake that which the Federal authorities deem unwise to do at this time?

Official Washington hampered for want of space. During the war quarters in every building and hotel in the Capital City were commandeered for the use of Government departments. The demand for space is greater than before.

It was pointed out yesterday that the failure to build these buildings at the outset has proved costly, especially in the last two years, and this cost will continue until they have been started and completed.

Nearly every well known architect in the country entered the competition for the Government structures. Three New Yorkers or New York firms won the prizes. The Department of Justice building design accepted by the Government is the work of Donn Barber, the Department of State building is that of Arnold W. Brunner, and the Department of Commerce and Labor building design is by York & Sawyer.

The three buildings face the Capitol grounds.

Keep Plans in Archives. The plans for these buildings are in the archives of the Treasury Department. Their construction might have been started several times, because omnibus appropriations provided for them if the heads of the various departments wanted them put up.

The George Washington Memorial Building was designed by Tracy & Swartwout. The Government will bear half the cost of this building, the other half to be provided by the public. The building is to have an auditorium that will hold 2,000 persons and the upper story will be divided into reception rooms, each room to be named after a State in the union. The structure will be used for great public gatherings.

## NEW YORK PLANS \$7,500,000 HOTEL

As a substantial indication of the rapid improvement now taking place in the building situation, announcement is made in New York that a new hotel is to be constructed there at once which will represent a total investment of \$7,500,000. This is the largest private building enterprise launched in New York since America's entry in the war, and it is looked upon as the first of a number of colossal building projects to be brought out in the near future.

The new enterprise, which will be called Hotel Linnard, marks the invasion of New York City by the D. M. Linnard organization, which has just opened the new \$5,000,000 Ambassador Hotel at Atlantic City, and operates the Fairmont and Palace in San Francisco, Huntington, Maryland and Green in Pasadena, Belvidere in Santa Barbara, Alexandria and California, the latter of which is now in course of construction in Los Angeles. S. W. Straus & Co., who have arranged to underwrite an issue of first mortgage 6 per cent bonds on the Hotel Linnard, have issued the following statement regarding the outlook in the building industry:

"We believe America is on the threshold of unusual building activities because all interests have found that nothing is to be gained by holding off. The launching of the Hotel Linnard is one of the straws that indicate current tendencies. There is much inquiry for to achieve real building purposes and for enlarging and improving industrial plants and equipment. The country is so far behind in building and the demand for new structures is so much greater than it ever has been before in the history of the country that correspondingly unprecedented activities may be looked for."

There is a ring of real Americanism in the statement of D. M. Linnard concerning the new hotel:

"It will not only be our ambition to make the Hotel Linnard the finest enterprise of the kind in the world," he declared, "but it is to be purely American in every particular. The United States leads the world in all lines of business and industry, and there is no reason why we should not also be in the lead in the matter of hotel construction and operation. It is a common mistake to assume that a hotel enterprise, to achieve real distinction, must borrow features from Europe and conduct its business simply as an imitation of European conceptions. There is no reason why the United States should take second place to any other nation in the world in any line of business whatever."

## SOVRANI CAFE BUILDING SOLD TO LOCAL BROKER

The Sovrani Cafe, at 1416 H street, was sold during the past week to Robert Elmore. The property was sold by Judge Warwick M. Hough, who has owned it for the past ten years. The purchase price was withheld.

The property was leased by Jean Sovrani about a year ago, and remodeled for cafe purposes. Mr. Elmore will again remodel the building for office purposes and will locate his brokerage business there.



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